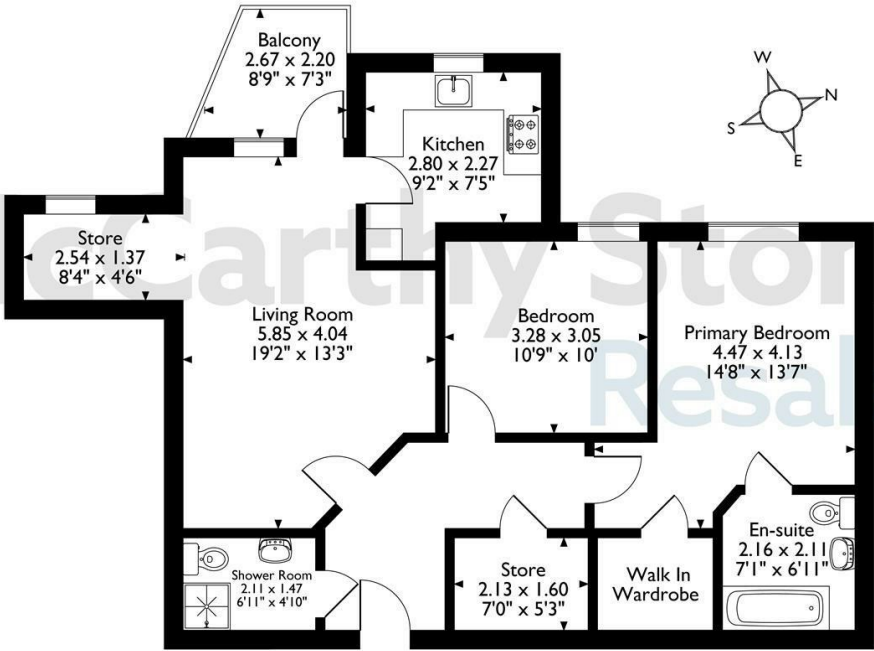


37, Middleton Court, Picton Avenue, Porthcawl,  
Approximate Gross Internal Area  
81 Sq M/871 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £350,000 Leasehold

A spacious TWO BEDROOM apartment situated on the SECOND FLOOR with LIFT ACCESS, boasting a sunny SOUTH-WESTERLY facing WALK OUT BALCONY with SEA GLIMPSES. TWO BATHROOMS, TWO STORE ROOMS, Fully fitted kitchen with INTEGRATED APPLIANCES. Middleton Court, a McCarthy Stone Retirement development is nestled in Porthcawl and is in close proximity to magnificent local beaches.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Picton Avenue, Porthcawl

## Middleton Court

Constructed in mid-2013 to a contemporary style by multi award-winning McCarthy and Stone and occupying a very convenient position within 4 minutes walk of the Esplanade and Coast, and less than half a mile from the Town centre, Middleton Court provides a fantastic independent living opportunity for the over 60's. Peace-of-mind is provided by the day-to-day support of our House Manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which an additional fee per night applies. Middleton Court enjoys excellent communal facilities including a super homeowners lounge, scooter store and landscaped gardens.

It's so easy to make new friends and to lead a busy and fulfilled life at Middleton Court; there are always plenty of regular activities to choose from including; card evenings, coffee mornings, a 'knit and natter' group and seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

## Lounge

A light and spacious living area boasting a sunny south westerly facing walk out balcony accessed via a French Door which is perfect for a bistro table to enjoy a coffee and appreciate the sea views! Ample room for dining and furniture. Partially glazed door leading to kitchen and hallway.

## Store

## Kitchen

A fully fitted kitchen with ample wall and base cabinets for storage and roll top work surfaces over. Stainless steel sink with chrome mixer tap sits below double glazed window. Four ring electric hob with extractor hood over. Double stacked electric ovens.

## Master Bedroom

A light and spacious double bedroom boasting a walk in

wardrobe for ample clothes storage and fully fitted tiled en-suite. Two ceiling light points, double glazed window with westerly views allowing lots of natural light to flood the room.

## En-Suite

A fully fitted suite comprising; bath with shower over, toilet, basin seated on cabinetry for storage with a wall mounted mirror and lighting above. Neutrally tiled throughout from floor to ceiling.

## Shower Room

A fitted suite comprising; a low level walk in shower with glass screen and wall mounted chrome grab rails. Toilet, basin, with wall mounted mirror above and glass shelf.

## Bedroom Two

A spacious double bedroom neutrally decorated throughout. Raised power sockets and tv points for convenience. Ceiling light point. Potential to be used as a study/hobby room or even dining room.

## Service Charges

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £4,550.23 per annum for financial year ending 31/03/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Please contact your Property Consultant or House Manager for further details.

# 2 bed | £350,000

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Lease

125 Years from January 2013  
Ground Rent: £495 per annum  
Ground Rent review date: January 2028

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability)

